

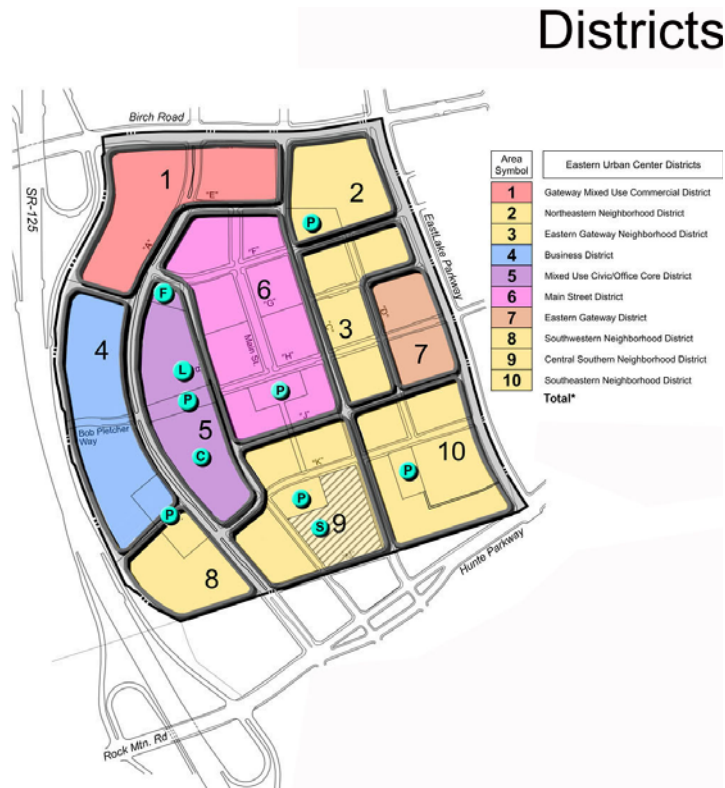
## Chapter 02 District Regulations and Design Guidelines

### 02.00.000 Purpose and Intent

The purpose of this Chapter is to provide regulations and design guidelines for each of the ten *EUC* Districts. It is intended that these regulations and guidelines are used to supplement the other requirements in the *FBC* and related documents.

This Chapter identifies six dominant land use categories and each of the EUC districts that fall within each of those categories. Districts correspond to those identifies in Exhibit II-1 (Districts). Refer also to Chapter III for additional requirements and exceptions. The requirements for each district include a range of urban form guidelines and then concludes with a diagram indicating district specific regulations, including:

- a. Land use
- b. Permitted intensity
- c. Pedestrian corridor widths
- d. Building setbacks
- e. Building height regulations
- f. Access management regulations
- g. Parking requirements

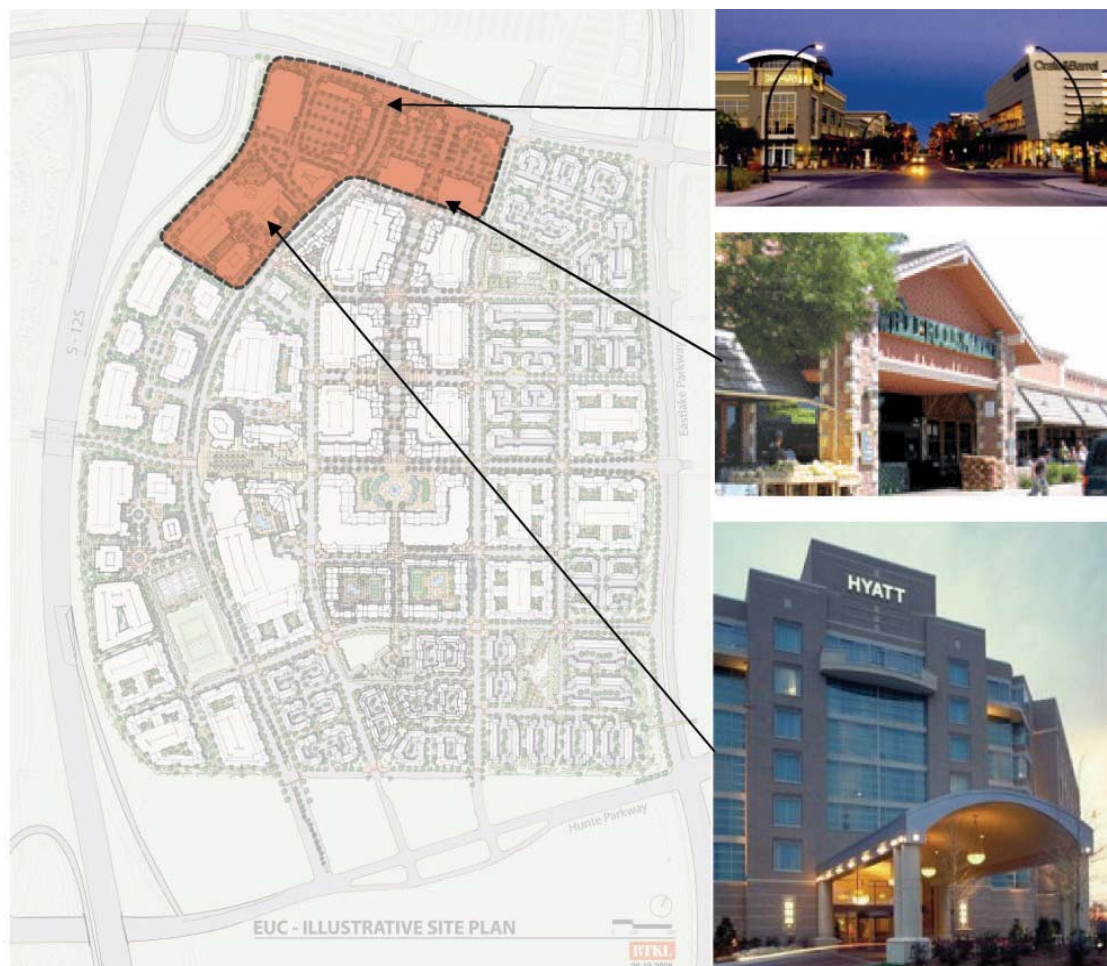


**Exhibit II-1**

**02.01.000 Gateway Mixed Use Commercial District (District 1)**

**02.01.001 Character Description**

- a. The district will serve as a portal and as a transition that “pulls” from surrounding areas into the core of the *EUC*, including *landmark* buildings announcing that the *EUC* is a special place. While both national and regional tenants will be prominent, this district will emphasize horizontal mixed-use. Vertical mixed-use may be present.
- b. Organizing Principles & Urban Design Vision.
  - i. Northern *Landmark* and anchor project of the *EUC*
  - ii. Early phase, urban mixed-use “gateway” to the *EUC*
  - iii. Prominent locale across from Otay Ranch Town Center (regional lifestyle retail center)



**Exhibit II-2**

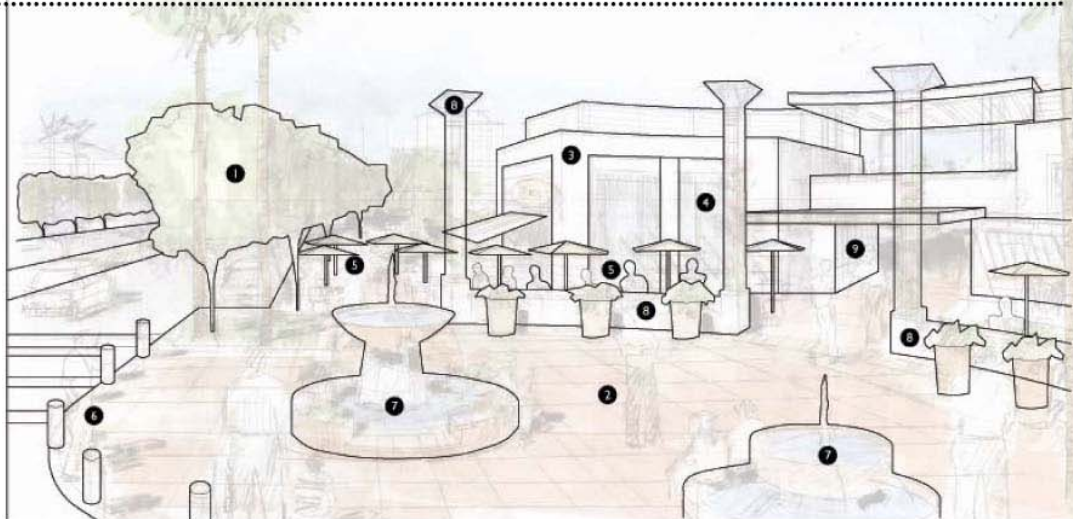


Gateway Mixed Use Commercial District: NW corner of Street A and Birch Road Looking South

\* Note: This exhibit is an artist's conception of the ultimate build out of the EUC. It represents only one of the various alternatives that would be consistent with the intended vision for the EUC.

**Legend:**

- |   |  |
|---|--|
| 1. Canopy street trees improve pedestrian comfort         | 6. Decorative paving and "zero" curb condition support comfortable pedestrian crossing |
| 2. Human scaled gateway plaza                             | 7. Fountains offer visual focus to plaza   |
| 3. 1-2 story retail frames plaza creating urban condition | 8. Planters, light totems, and other amenities enhance plaza                           |
| 4. Windows and awnings provide human scale                | 9. Paseo provides convenient access to parking   |
| 5. Outdoor dining activates plaza and sidewalk            |  |



**Exhibit II-3**  
**Gateway Mixed Use Character Illustrations**

02.01.002 Overall

- a. Provide a distinctive architectural entry statement at the northern entry to the *EUC*, conveyed through *landmark* buildings and prominent corner treatment within mixed-use setting
- b. Generate architectural interest, featuring high quality architecture with prominent building entrances and articulated facades

02.01.003 Site Planning

- a. Incorporate a central entry plaza or feature as the place-making focal point of the district; orient buildings to define this space.
- b. Use architectural treatment of the facades, as well as landscape to visually screen and further reduce the visual impact of the parking lots and/or structures.
- c. Coordinate vehicular and pedestrian connection to Business District.
- d. Screen parking structures and/or lots. This should be done through proper orientation of buildings especially along Street “A” as well as Birch Road. However, landscape screening or other methods may be used.
- e. Include pedestrian connections that link urban parks and paths.
- f. Ensure limited access to Birch Road.
- g. The alignment of jogging path shall be determined during the Design Review and the comprehensive block planning process. It may weave into the development area rather than a continuous frontage along SR-125.

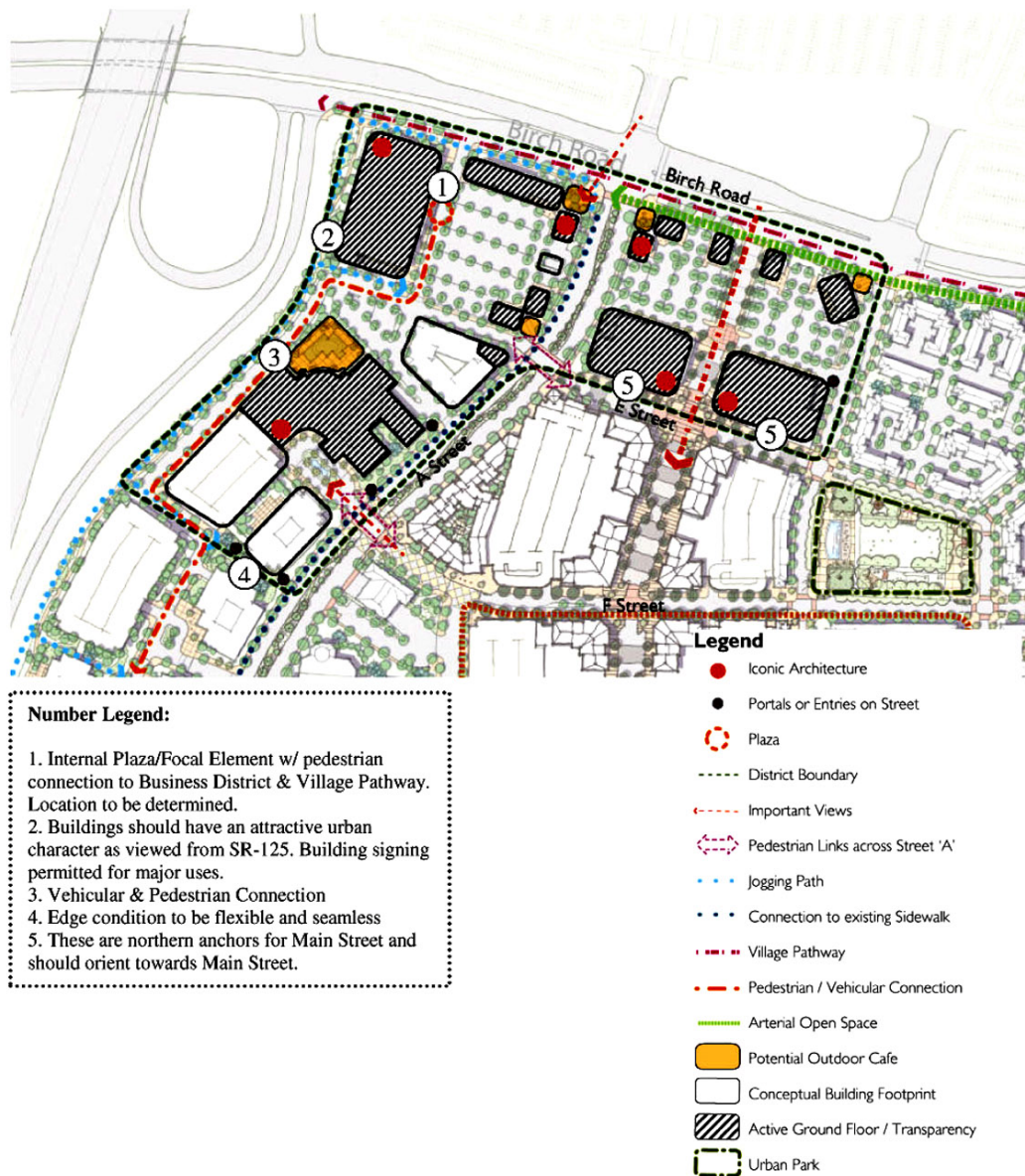
02.01.004 Architecture

- a. Design high-quality buildings to highlight the gateway and announce the district from SR-125 and Birch Road, giving particular attention to providing *iconic* architecture.
- b. Introduce “*Iconic* Architecture” at the intersection with Birch Road to mark this as a special entry portal.
- c. Put active uses on corners to attract customers and create excitement.

## 02.01.005 Landscape

- a. Include a highly attractive entry plaza/feature to serve as the principal “place-making” feature of this district.
- b. Provide canopy shade trees in public/outdoor spaces and places to sit in the sun or shade

Gateway Mixed-Use Urban Design Diagram (Design Framework Plan)

**Exhibit II-4**

# District 1 - Table of Requirements

Dominant Land Use	Business / Retail


Residential Dwelling Units Permitted	Low	Target	High
	0	50	100

Non-Residential Intensity Range (in 000's Sq. Ft.)	Low	Target	High
	100	400	700

Building Setback	0'	0'-10'

Minimum Average Building Height	Stories	
	or height in feet	
	1	3
	25' <i>minimum</i>	40'
	MH1	MH3

Building Height Range (stories)	1-7

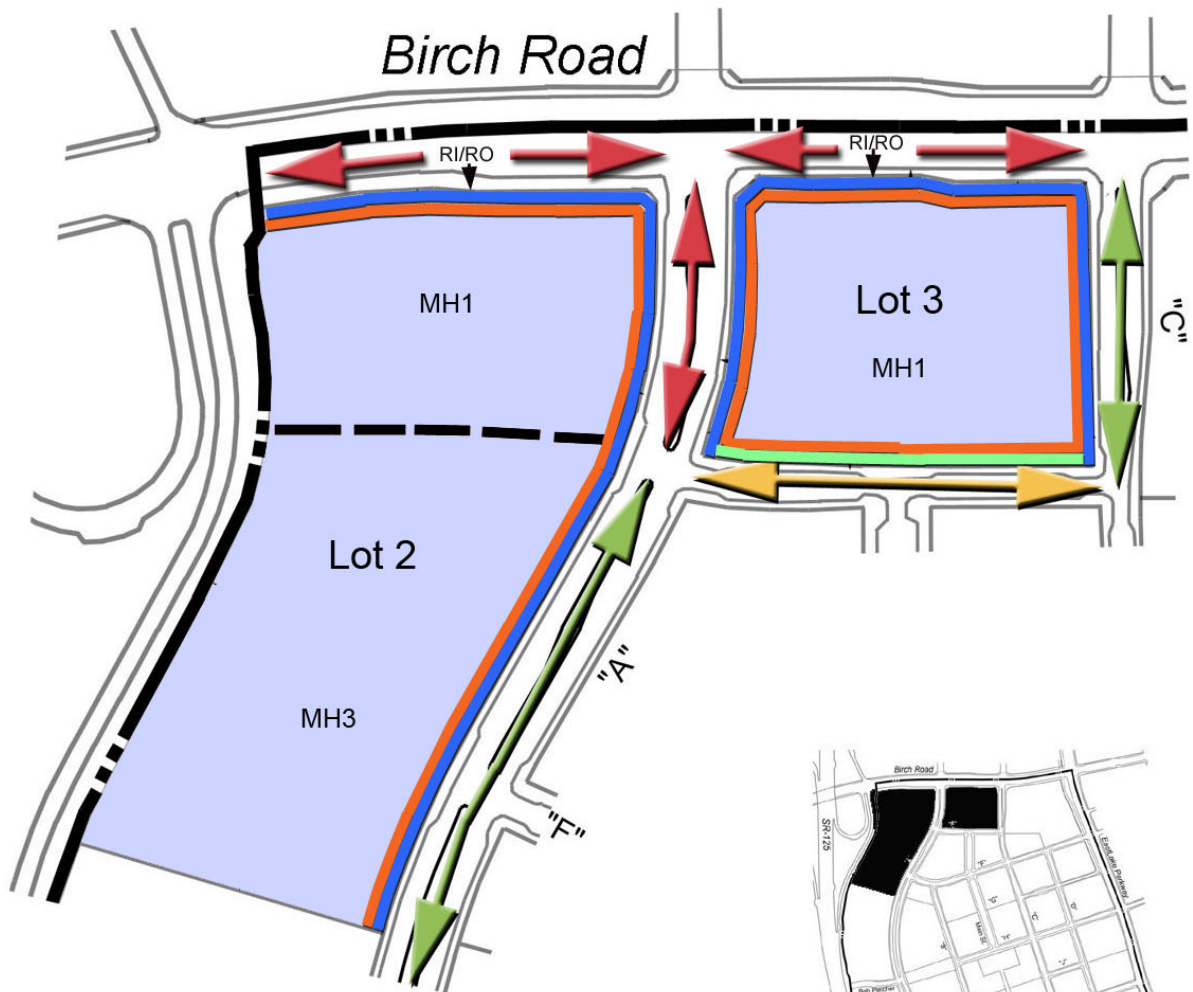
Access Management Category	No Access	Ltd. Access	Permitted Access	Permitted Right in Right Out
				RI/RO

**Note:** Refer to "Pedestrian Corridors" exhibit for widths and locations of walks.

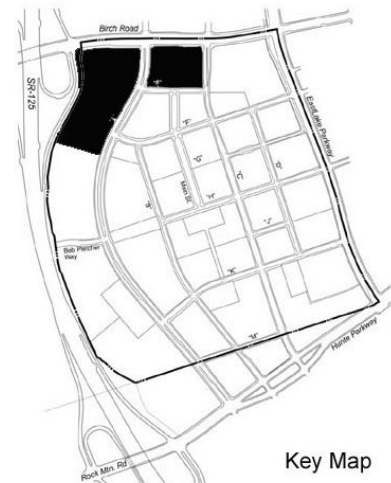
**Exhibit II-5a**

# District 1 Requirements

## Gateway Mixed Use Commercial District



**Note:** Refer to entire SPA and FBC for complete requirements and how to apply those specified on this exhibit.



Key Map

**Exhibit II-5b**

**2.02.000 Business District****02.02.001 Character Description**

This district will provide a major office campus within the South County region. Occupants will benefit from proximity and visibility to SR-125. The office district is perceived as a tremendous complement to other uses in the district, bringing expanded employment opportunities to the community, energizing the Main Street, introducing a significant daytime population and providing riders for area transit.

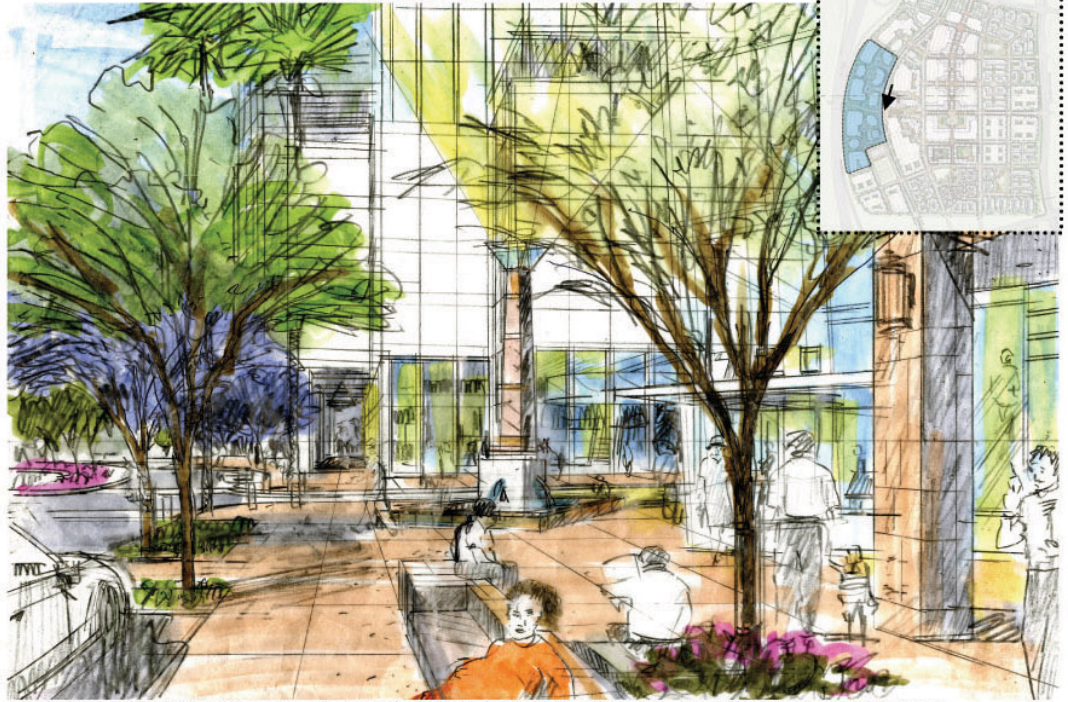
Given the nature of the office market in the City, the intensity of development in the office district will phase in over time. Initial development will likely involve lower profile buildings supported by surface parking lots. Over time, it is expected that these surface parking lots would be replaced by structured parking and taller buildings.

**Organizing Principles and Urban Design Vision**

- a. Clean, simple, high quality corporate and multi tenant offices.
- b. High quality “urban campus” setting with distinctive landscape features.
- c. Prominent building entries off primary streets and or internal plaza.
- d. Orientation to attract high tech and service tenants.
- e. Buildings near the street; parking areas tucked behind the typical condition. Exceptions to be permitted, particularly where interim solutions for phased intensity may allow parking along street.
- f. Within convenient walking distance of amenities, i.e., restaurant, hotels, entertainment, etc.

**Exhibit II-6**

• Business District Character Illustration

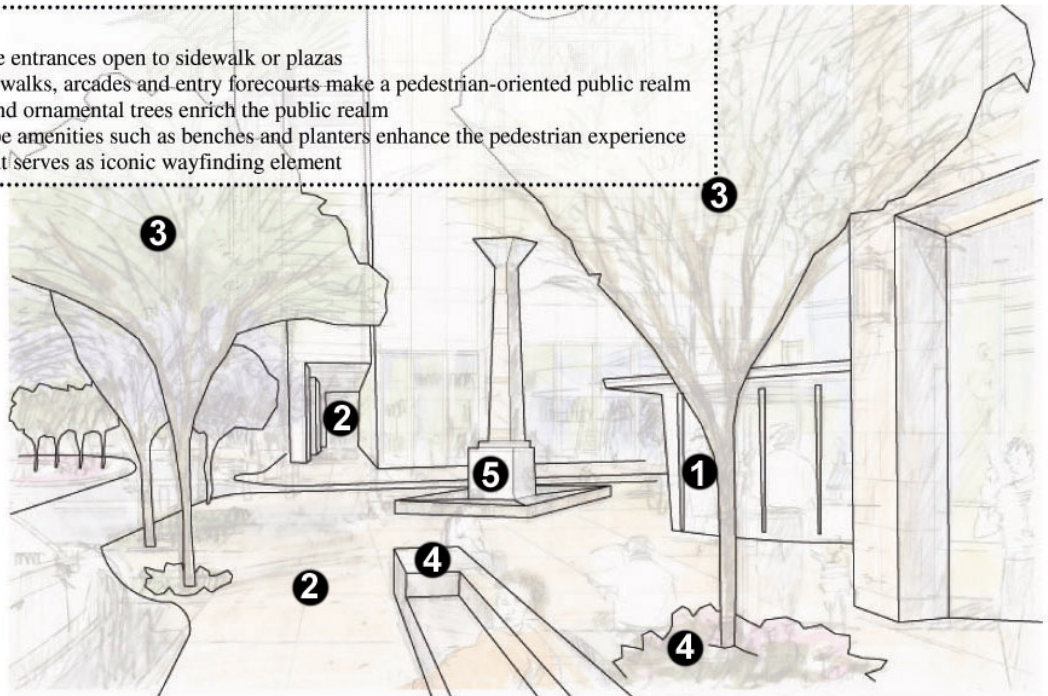


Business District: Corner of Street A and Bob Pletcher Way looking South at corner plaza

\* Note: This exhibit is an artist's conception of the ultimate build out of the EUC. It represents only one of the various alternatives that would be consistent with the intended vision for the EUC.

**Legend:**

1. Encourage entrances open to sidewalk or plazas
2. Wide sidewalks, arcades and entry forecourts make a pedestrian-oriented public realm
3. Canopy and ornamental trees enrich the public realm
4. Streetscape amenities such as benches and planters enhance the pedestrian experience
5. Monument serves as iconic wayfinding element



**Exhibit II-7**

02.02.002 Overall Guidelines

- a. Provide shops and restaurants within walking distance of the office campus adding to a lively working environment.
- b. Encourage the use of durable materials that exhibit permanence and quality; and emphasize quality construction.

02.02.003 Site Planning

- a. Promote clustering of buildings around common entry plazas that connect to the pedestrian realm.
- b. Establish a strong visual relationship between buildings, their frontage street and the SR 125 expressway.
- c. Coordinate pedestrian and vehicular access with adjacent districts.
- d. Ensure plazas are tied into the community-wide pedestrian circulation system.
- e. The alignment of jogging path shall be determined during the Design Review and the comprehensive block planning process. It may weave into the development area rather than a continuous frontage along SR-125.

02.02.004 Architecture

- a. Design architecturally distinctive buildings that take advantage of freeway visibility and *EUC* street frontage to create prominent building addresses.
- b. Utilize building podiums to define entry plazas, help settle buildings into their site setting, while promoting “point” towers that will create distinctive *landmarks* in the *EUC* skyline.
- c. Create distinctive and flexible buildings rather than architectural character based on a unified “theme”.

02.02.005 Landscape

- a. Emphasize the common entry drive and plaza as the principal place-making features of each sub-district.
- b. Design common entry plazas to function as local serving outdoor gathering space for employees and visitors to complement, but not divert from, those in the civic Plaza and Main Street.

- Business District Urban Design Diagram (Design Framework Plan)

**Legend**

- Iconic Architecture
- Portals or Entries on Street
- Plaza
- Public Art / Iconic Element
- District Boundary
- Important Views
- Pedestrian Links across Street 'A' to Mixed Use Civic District and Business District
- ... Jogging Path
- ... Connection to existing Sidewalk
- Regional Trail
- Pedestrian / Vehicular Connection
- Coordinated Access between Business and Civic Districts
- Potential Outdoor Cafe
- Conceptual Building Footprint
- ▨ Active Ground Floor / Transparency
- Urban Park

**Number Legend:**

1. Internal plazas connected with building entries, streets, drives, and /or pedestrian access. Parcels to have reciprocal access. Locations to be determined.
2. Buildings should project an attractive urban character as viewed from SR-125. Innovative freeway oriented signage should be encouraged.
3. Building entries, not fronting interior plazas, should front Loop Street.
4. Flexible and compatible edge between residential and non-residential.
5. Coordinated access between Business and Civic Districts.

**Exhibit II-8**

# District 4 - Table of Requirements

Dominant Land Use	Business / Retail

Residential Dwelling Units Permitted	Low	Target	High
	0	100	150

Non-Residential Intensity Range (in 000's Sq. Ft.)	Low	Target	High
	500	1,362	1,900

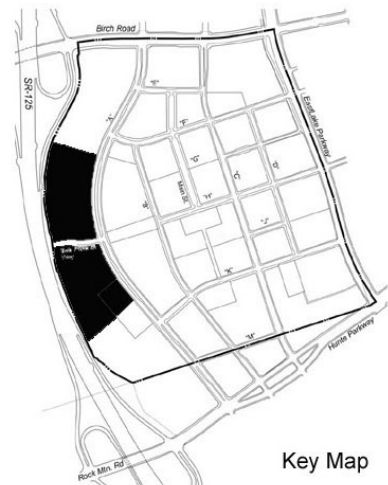
Building Setback	0'-10'	0-15'+

Minimum Average Building Height	Stories	
	or height in feet	
	1	5
	25'	70'
	MH1	MH5

Building Height Range (stories)	1-7	3-15

Access Management Category	No Access	Ltd. Access
		

**Exhibit II-9a**

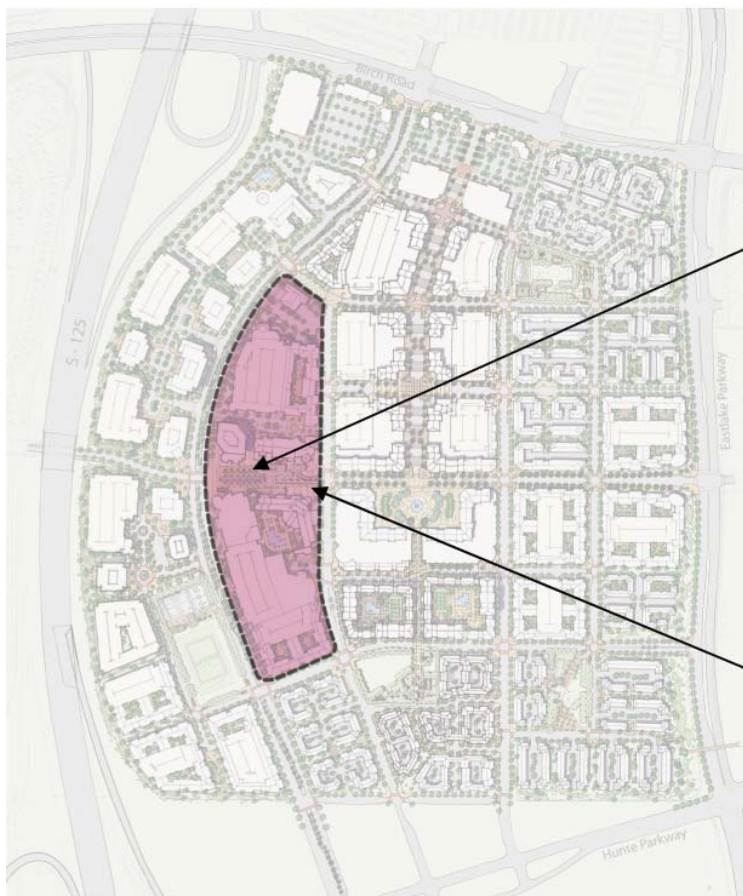
**Exhibit II-9b**

**02.03.000 Mixed-Use Civic / Office Core District****02.03.001 District Character Description**

*EUC*'s role as community core is solidified by the presence of the Civic Core. This district functions as the symbolic and ceremonial focus of community government and culture. Cultural activities such as a public library, multi-purpose venue, fire station and entertainment center, museum and/or a concert hall will attract broad community interest, augment the public life of Chula Vista, and enliven the *EUC*.

**02.03.002 Organizing Principles and Urban Design Vision**

- a. "Heart of the *EUC*"
- b. Civic Plaza provides the key place-making feature and focus for public events with connections to surrounding activities.

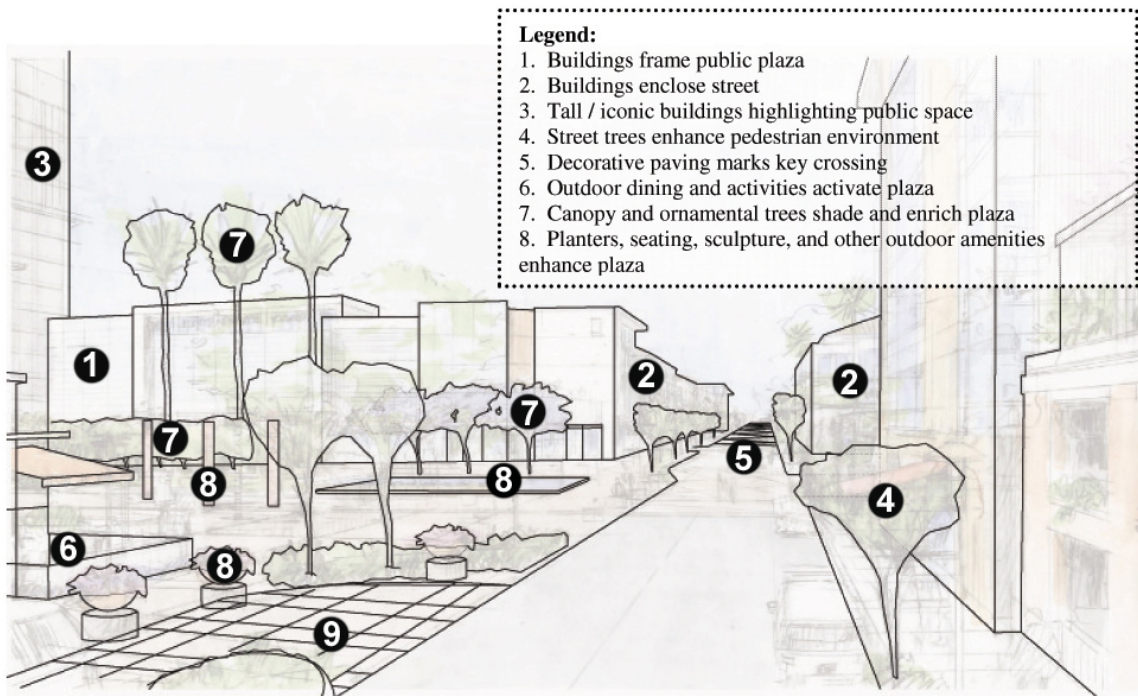
**Exhibit II-10**

• Mixed-Use Civic/Office District Character Illustration



Mixed Use Civic / Office District: Looking North along B Street at the corner of the civic park

\* Note: This exhibit is an artist's conception of the ultimate build out of the EUC. It represents only one of the various alternatives that would be consistent with the intended vision for the EUC.



**Exhibit II-11**

02.03.003 Overall Guidelines

- a. Orient buildings to define public space, providing civic, cultural, and other active, pedestrian-oriented uses that front on the main plaza.
- b. Introduce a high standard of design that reflects this district's prominent address, including the presence of *iconic* architecture.
- c. Emphasize quality construction; stress the use of durable materials that exhibit permanence and quality.
- d. Allow flexibility to accommodate phased development that facilitates future "urban intensification" of the district.
- e. Encourage a "permeable" edge condition for uses fronting plaza to create an outdoor extension of the indoor space and use.

02.03.004 Site Planning

- a. Orient buildings to define public realm, especially the main plaza.
- b. Site buildings to screen parking structures from the Civic plaza and street "B".
- c. Encourage shared parking through out the civic and office districts.

02.03.005 Architecture

- a. Introduce a high standard of design that distinguishes the district's prominent address at the "heart of the *EUC*".
- b. Exploit corner sites with special architectural treatments and address-giving features.
- c. The library should incorporate a highly transparent facade oriented to the Civic Plaza and Street "B" to allow views into and from the library. The use of the plaza as an outdoor extension of the library shall be encouraged.

02.03.006 Landscape

- a. Complement the main civic plaza that will accommodate a variety of the community events and programs.
- b. Introduce canopy trees and outdoor amenities with public outdoor spaces.

• Mixed-Use Civic/Office Urban Design Diagram (Design Framework Plan)

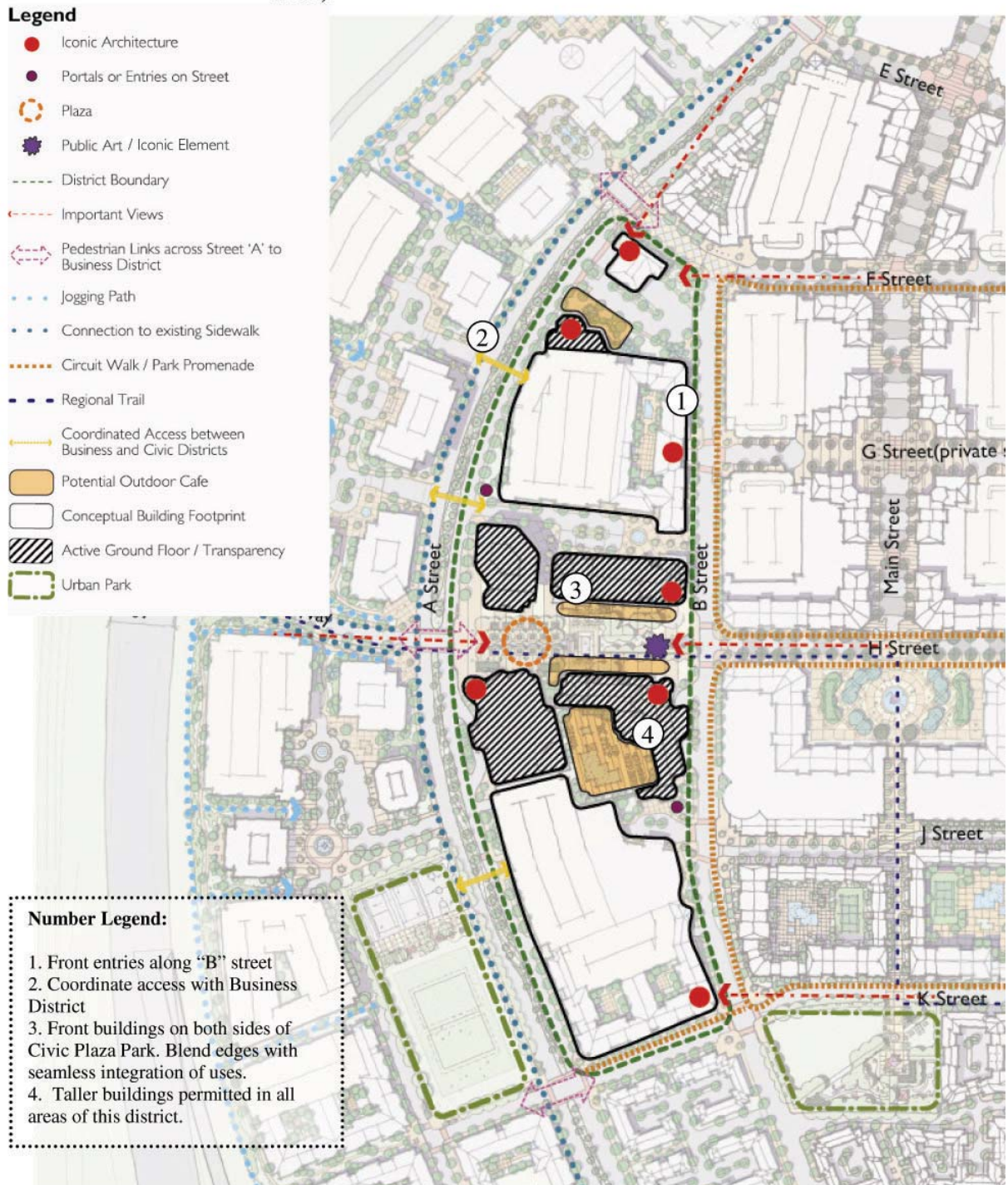


Exhibit II-12

# District 5 - Table of Requirements

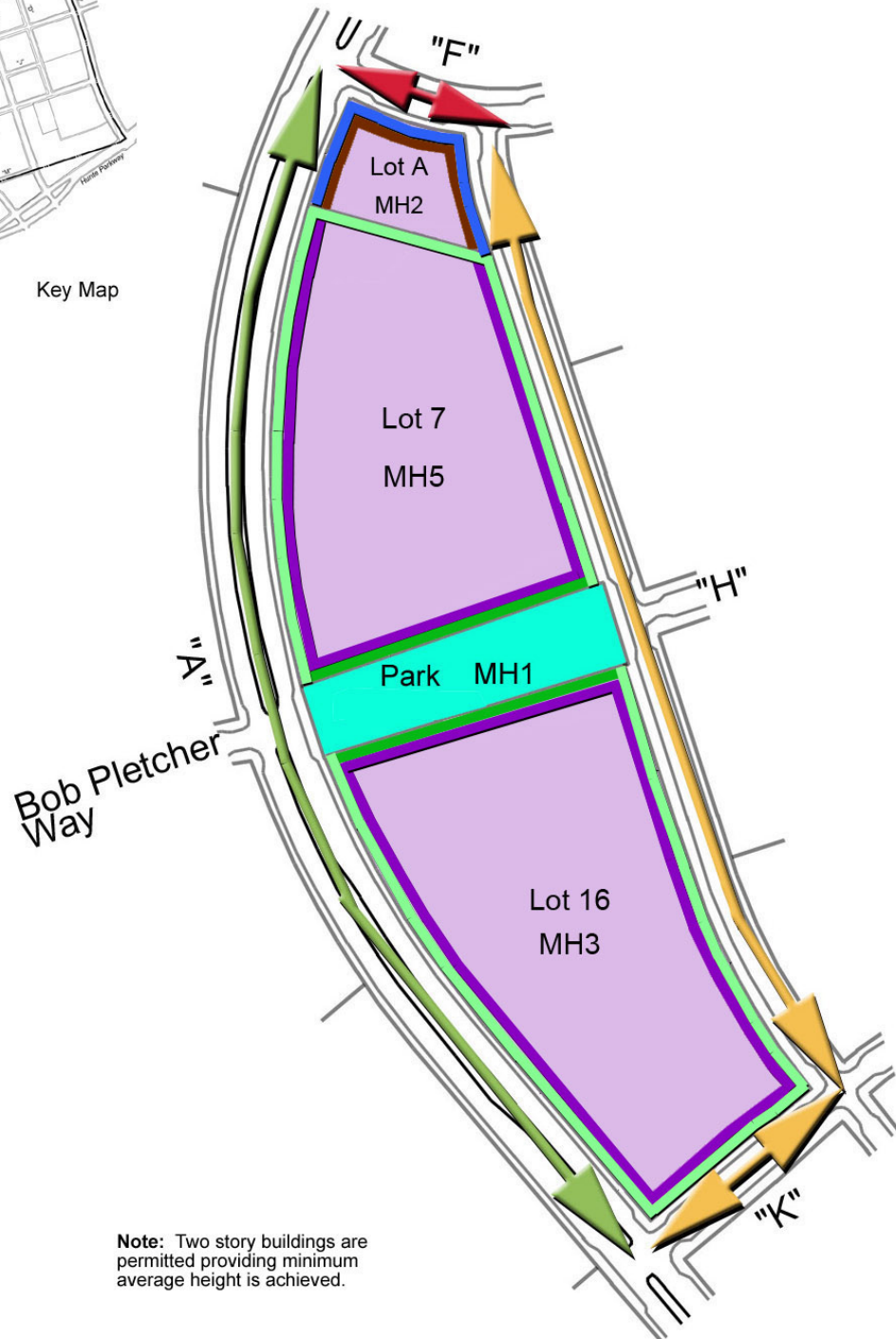
Dominant Land Use	Mixed Use / Civic			
Residential Dwelling Units Permitted	Low	Target	High	
	0	200	300	
Non-Residential Intensity Range (in 000's Sq. Ft.)	Low	Target	High	
	100	900	1,000	
Building Setback	0'	0'-5'	0-10'	
Minimum Average Building Height	Stories			
	or height in feet			
	1	3	5	
	25'	40'	70'	
	MH1	MH3	MH5	
Building Height Range (stories)	2-7	2-12		
Access Management Category	No Access	Ltd. Access	Permitted Access	

**Note:** Refer to the "Pedestrian Corridors" exhibit for widths and locations.

**Exhibit II-13a**

# District 5 Requirements

## Mixed Use/Office District



**Exhibit II-13b**

**02.04.000 Main Street District****02.04.001 Character Description**

This district will be the most active and urban component of the project, a mixed-use, pedestrian environment that combines office and residential uses over ground *floor* retail. Entertainment is an important component of Main Street, including retail shops, restaurants, bars and cafes, and a potential for a grocery store, generating activity day and night. Public spaces accommodating community events, street fairs, and farmer's markets will further "make this the place to be."

**02.04.002 Organizing Principles and Urban Design Vision**

- a. Continuous 3-4 *story* mixed-use buildings, i.e., office, residential, hotel (uses include ground level retail).
- b. Vibrant, high energy, eclectic "round the clock Main Street" focused mixed use pedestrian-oriented precinct.
- c. Visually interesting secondary entry gateway (portal) from Birch Road.
- d. Special lighting & signage to provide drama and upscale elegance.
- e. High quality pedestrian connections to districts beyond as well as parking with shared parking preferred.

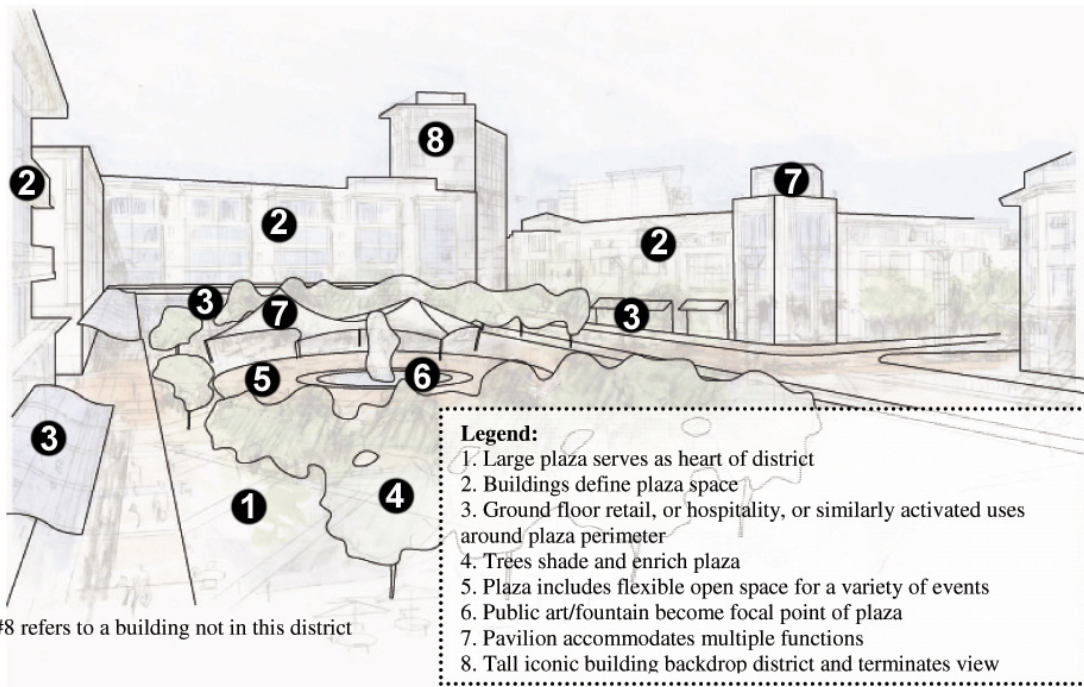
**Exhibit II-14**

• Main Street District Character Illustration



Main Street District: Town Square Plaza looking West

\* Note: This exhibit is an artist's conception of the ultimate build out of the EUC. It represents only one of the various alternatives that would be consistent with the intended vision for the EUC.



\*Note: #8 refers to a building not in this district

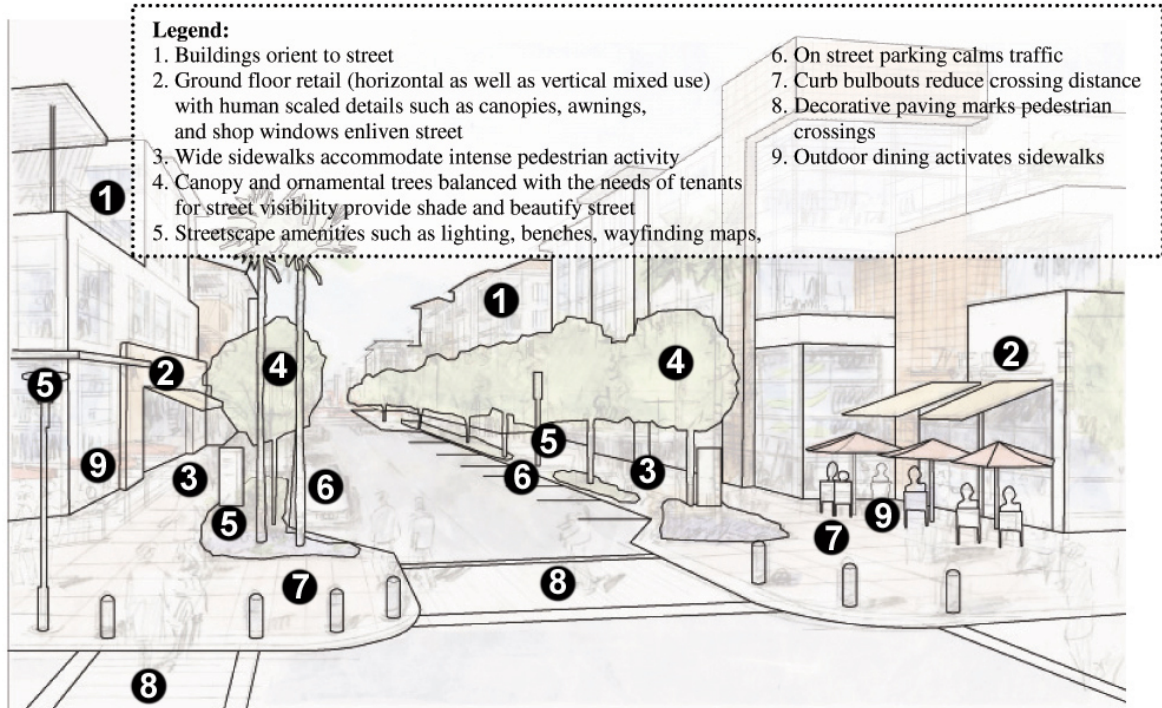
**Exhibit II-15**

• Main Street District Character Illustration



Main Street District: At the intersection of Main Street / Street B looking South

\* Note: This exhibit is an artist's conception of the ultimate build out of the EUC. It represents only one of the various alternatives that would be consistent with the intended vision for the EUC.



**Exhibit II-16**

- 02.04.003 Overall
- a. Encourage a complimentary mix of uses throughout the Main Street District to ensure “round-the-clock” activity.
  - b. Promote a high level of streetscape amenity due to the pedestrian-oriented nature of the Main Street District
- 02.04.004 Site Planning
- a. Establish a strong relationship between buildings and Main Street, placing the building at or near the sidewalk edge (i.e. reinforce the street wall).
  - b. Emphasize ground *floor* retail frontage, although horizontal mixed use is permitted, along Main Street, potential residential and boutique hotel with minimal retail uses on the side streets at primary intersection.
  - c. Highlight ground *floor* pedestrian oriented uses around Town Square Plaza to activate the space.
- 02.04.005 Architecture
- a. Introduce pedestrian-scaled design elements at street level, including inviting entrances, transparent windows, coordinated canopies and awnings.
  - b. Maintain a high degree of street-level transparency, featuring regular openings (frequent entrances), expansive storefront windows, engaging window displays, and opportunities for outdoor dining.
  - c. Encourage distinctive and innovative storefront design and signage while maintaining compatibility with the overall building character and urban street scene.
  - d. Storefront Transparency: Storefronts along Main Street shall be comprised of a minimum of 70% transparent glazing and a maximum of 30% solid wall. This standard shall apply to the ground floor leasable space of storefronts. Variation may be considered in order to accommodate individual restaurant concepts while keeping in mind the need to maximize transparency in a manner consistent with adjacent storefronts.
- 02.04.006 Landscape
- a. Make the Main Street’s sidewalks social spaces, accommodating outdoor dining, window shopping meeting and strolling, while de-emphasizing the automobile and limiting parking’s visual presence.

- b. Contribute to the physical safety and comfort of pedestrians, incorporating streetscape amenities such as wide sidewalks, canopy street trees and street furniture.
- c. Encourage outdoor seating in conjunction with restaurants.
- d. The design of the town square should reflect the multipurpose nature of this space, allowing flexibility for gathering, performances, and other community uses.
- e. Balance tenants visibility needs with pedestrian shading needs when placing landscape.

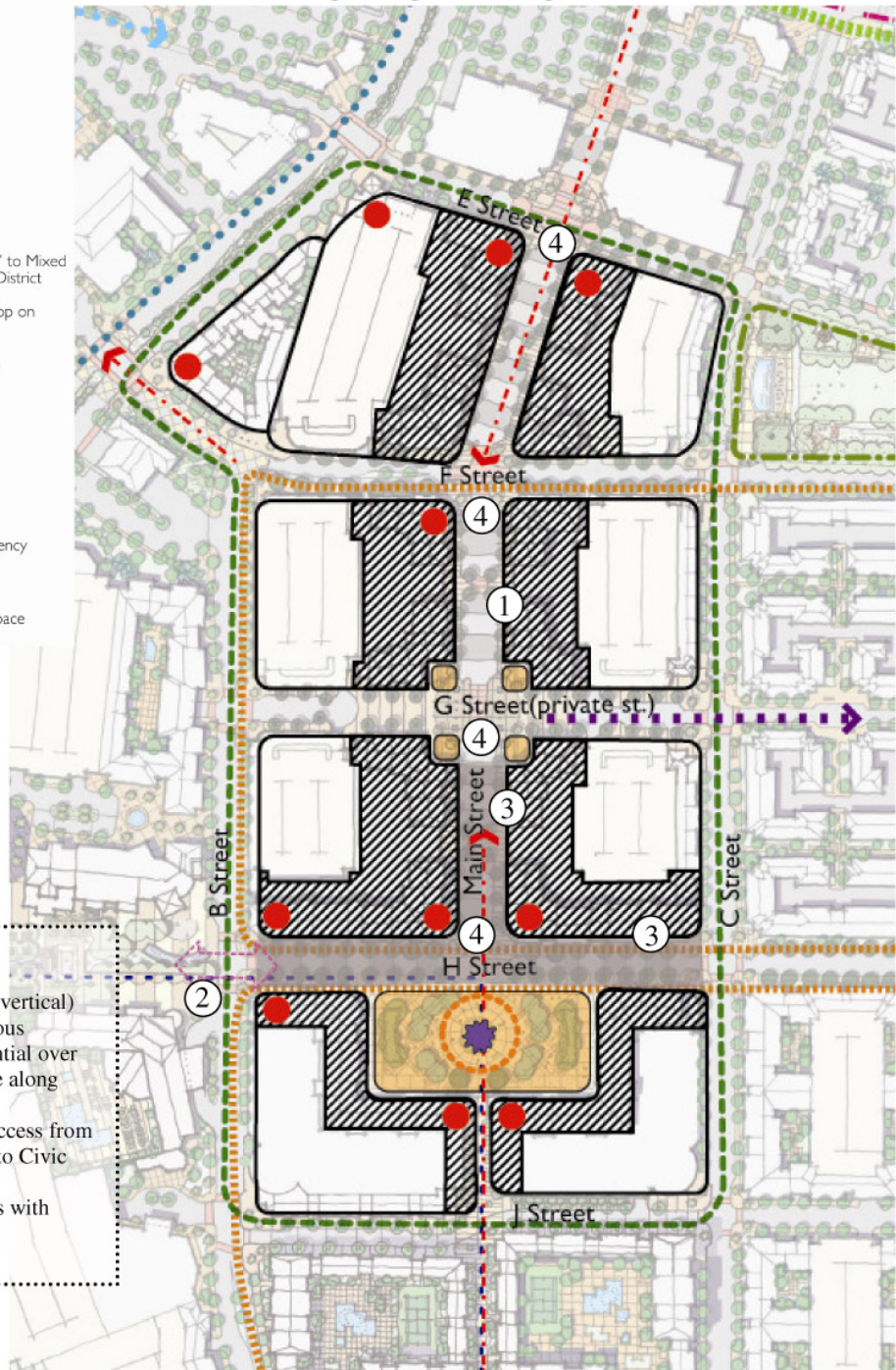
• Main Street Urban Design Diagram (Design Framework Plan)

**Legend**

- Iconic Architecture
- Portals or Entries on Street
- Plaza
- ✱ Public Art / Iconic Element
- District Boundary
- Important Views
- Pedestrian Links across Street 'B' to Mixed Use Civic District and Business District
- Pedestrian Linkage to Transit Stop on (east) 'G' Street
- Connection to existing Sidewalk
- Circuit Walk / Park Promenade
- Regional Trail
- Potential Outdoor Cafe
- Conceptual Building Footprint
- Active Ground Floor / Transparency
- Urban Park
- Potential Outdoor Street Fair Space

**Number Legend:**

1. Mixed-use (horizontal & vertical) along Main Street. Continuous building façade with residential over retail is the predominant use along Main Street.
2. Provide safe pedestrian access from Main Street Regional Trail to Civic Plaza Park
3. Primary pedestrian streets with building entries on street.
4. Raised intersection



**Exhibit II-17**

## 02.04.007 Activation

- a. Promote activities within district with public and private events that spill into the streets and parks.
- b. Encourage routine street closures and concessions to activate district with pedestrians, as shown on Exhibit II-18 (Street Closures and Concessions), with consideration of a global city permit process.

## Street Closures and Concessions

**Exhibit II-18**





# District 6 - Table of Requirements



Dominant Land Use	Mixed Use

Residential Dwelling Units Permitted	Low	Target	High
	100	533	800

Non-Residential Intensity Range (in 000's Sq. Ft.)	Low	Target	High
	80	240	400

Building Setback	0'	0'-5'
		

Minimum Average Building Height	Stories	
	or height in feet	
	1	3
	25'	40'
	MH1	MH3

Building Height Range (stories)	1-7	2-7	2-12
			




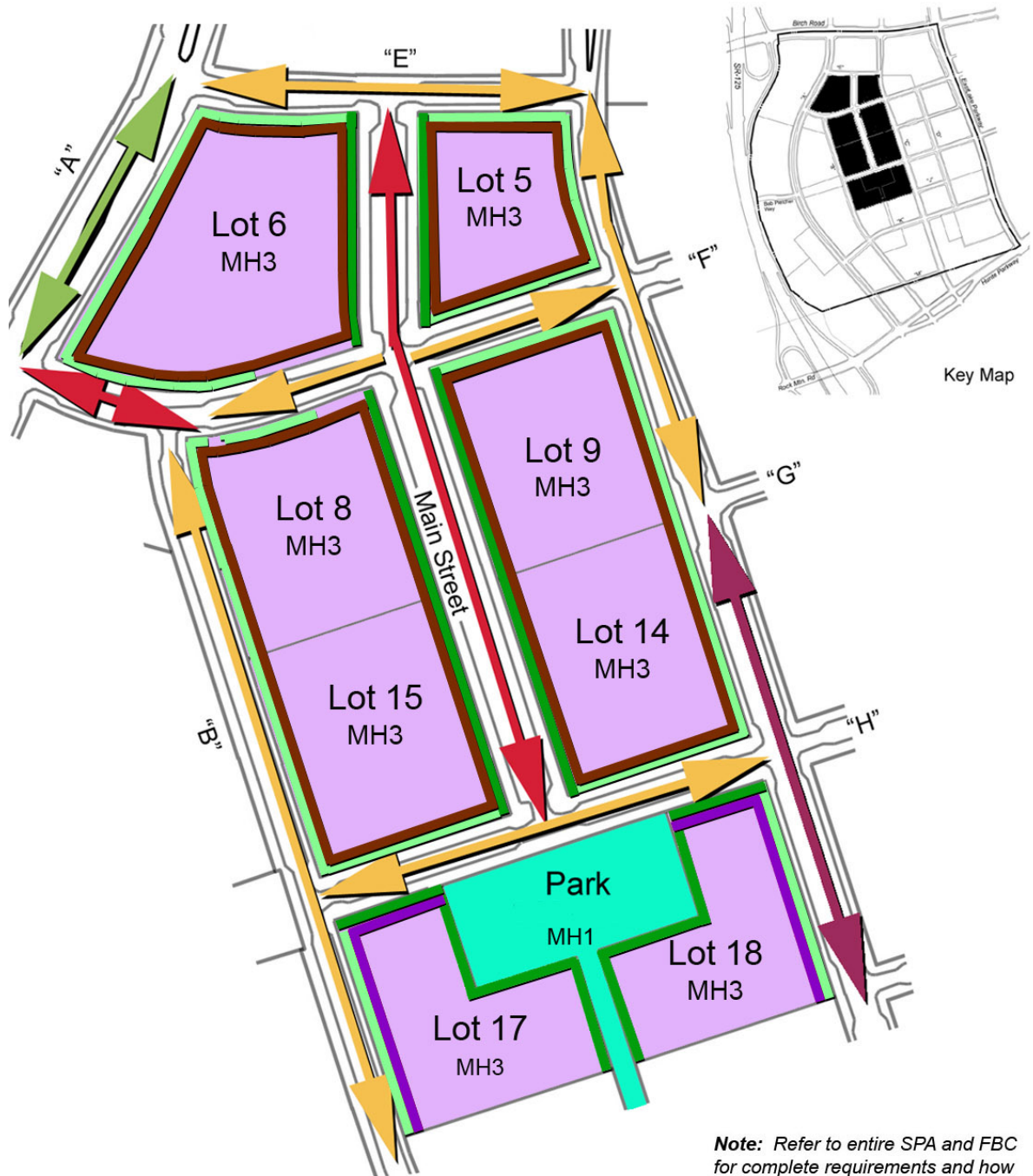
Access Management Category	No Access	Ltd. Access	Dedicated Transit Lane	Permitted Access
				

Exhibit II-19a

# District 6 Requirements

## Main Street District



*Note: Refer to entire SPA and FBC for complete requirements and how to apply those specified on this exhibit.*

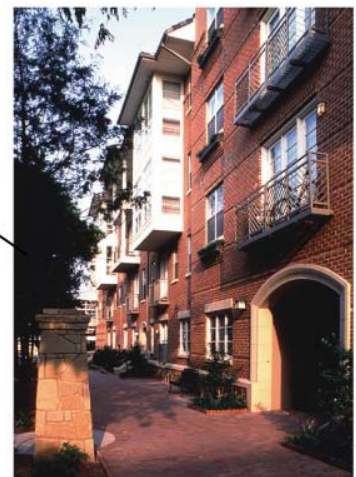
**Exhibit II-19b**

**02.05.000 Eastern Gateway District****02.05.001 Character Description**

Create a district that announces the active urban character of Main Street and the Civic Core. Function as the primary eastern gateway to Main Street from Eastlake Blvd., while acknowledging the grade separations between this district and the adjacent streets.

**02.05.002 Organizing Principles and Urban Design Vision**

- a. Creates a unique distinguishable entrance for the eastern gateway.
- b. Located within strolling distance of shopping, transit, restaurants, and entertainment.
- c. Shared courtyards promote social interaction and a sense of community.
- d. Street oriented housing promotes a unique urban lifestyle.

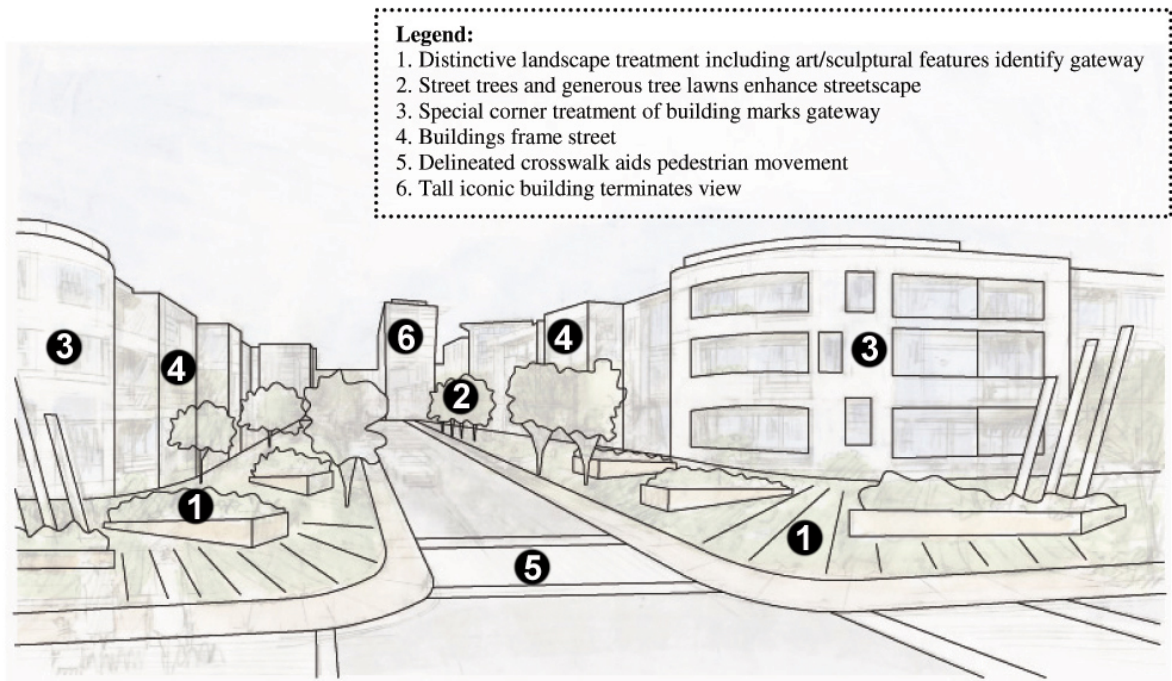
**Exhibit II-20**

- Eastern Gateway District Character Illustration



Eastern Gateway: Corner of Eastlake Parkway and Street H looking West

\* Note: This exhibit is an artist's conception of the ultimate build out of the EUC. It represents only one of the various alternatives that would be consistent with the intended vision for the EUC.



**Exhibit II-21**

02.05.003 Overall

Provide an architectural entry statement at the eastern portal to Main Street featuring a *landmark* building(s) with prominent corner treatment

02.05.004 Site Planning

- a. Reinforce the eastern gateways through corner massing elements or other special design features.
- b. Orient buildings to frame and accent the eastern gateway.
- c. Situate buildings to allow for visual connection to *iconic* building at the street's terminus.
- d. Building setbacks along EastLake Parkway and the entry street are based on proposed slope banks. Should these slope banks be altered with retaining walls, the buildings should be then moved closer to the street frontage.

02.05.005 Architecture

- a. Design prominent *landmark* buildings that frame the entry to Main Street.
- b. Incorporate special architectural features / treatments at the entry corners.

02.05.006 Landscape

- a. Include special landscape treatment, decorative paving, and accent lighting, at the eastern gateway to introduce the district.
- b. Promote artwork/sculptural, fountain or other distinctive features as entry elements for the eastern gateway.

- Eastern Gateway District Urban Design Diagram (Design Framework Plan)



Exhibit II-22

# District 7 - Table of Requirements

Dominant Land Use	Mixed Use

Residential Dwelling Units Permitted	Low	Target	High
	50	200	300

Non-Residential Intensity Range (in 000's Sq. Ft.)	Low	Target	High
	10	170	400

Building Setback	0'-5'	0'-10'	0-15'+

Minimum Average Building Height	Stories
	or height in feet
	3
	40'
	MH3

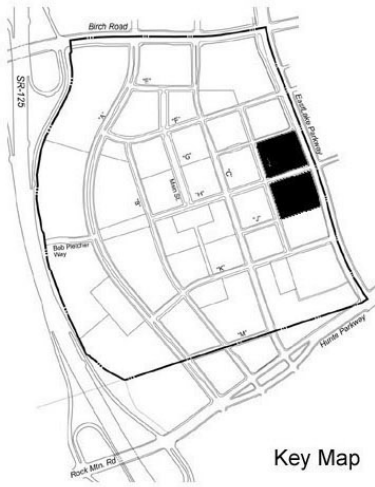
Building Height Range (stories)	3-12

Access Management Category	No Access	BRT Route Managed Access	Permitted Access

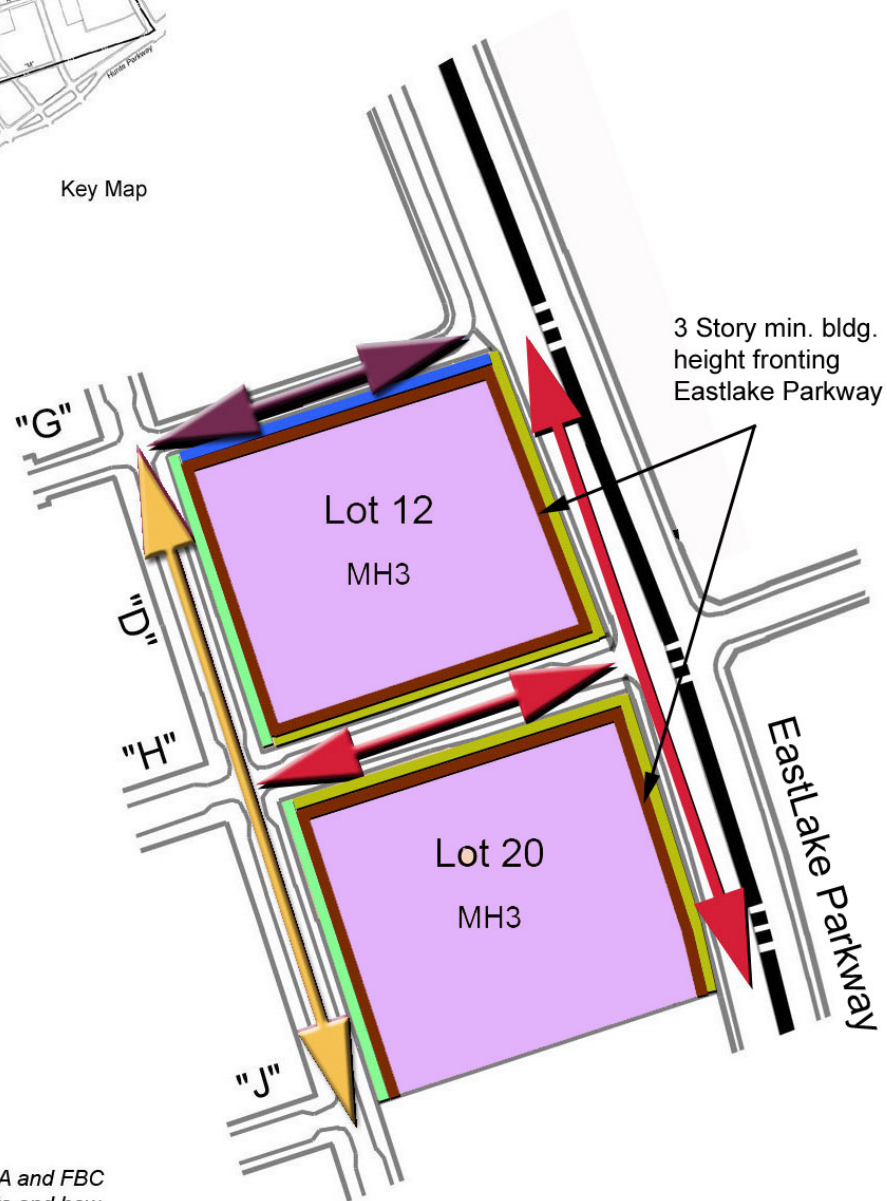
Exhibit II-23a

# District 7 Requirements

## Eastern Gateway District



Key Map



**Note:** Refer to entire SPA and FBC for complete requirements and how to apply those specified on this exhibit.

**Exhibit II-23b**

**02.06.000 Residential Neighborhood Districts****02.06.001 Character Description**

The *EUC* accommodates up to 2,983 dwelling units in a variety of urban residential products. While the greatest residential densities will surround the Main Street, the *EUC* also incorporates a series of residential neighborhoods organized around neighborhood parks. Residents within these neighborhoods will have access to a full array of services, such as shopping, neighborhood shops and restaurants, and active recreation areas within walking distance.

**02.06.002 Organizing Principles and Urban Design Vision**

- a. Variety of housing products and forms.
- b. Street oriented urban format housing with shared public spaces.
- c. Located within strolling distance to main street hub and urban parks.
- d. A safe and clean urban lifestyle choice.
- e. A leisurely walk to work, shopping, transit, restaurants, and evening entertainment.
- f. Lifestyle based on the street oriented activities instead of backyard patios.
- g. A place to live distinct yet intertwined lives.
- h. A place for social interaction instead of home/yard maintenance.
- i. A high speed connected lifestyle.

## Residential Neighborhoods



**Exhibit II-24**

• Neighborhood District Character Illustration

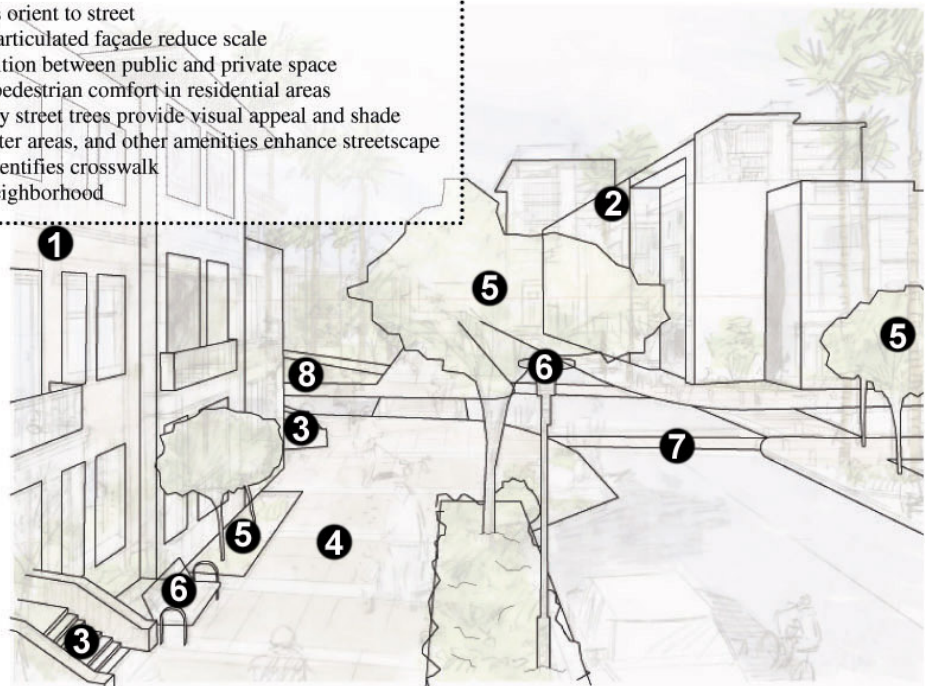


Neighborhood District: At the corner of Street K and D looking West

\* Note: This exhibit is an artist's conception of the ultimate build out of the EUC. It represents only one of the various alternatives that would be consistent with the intended vision for the EUC.

**Legend:**

1. Residential buildings orient to street
2. Varied massing and articulated façade reduce scale
3. Stoops provide transition between public and private space
4. Wide sidewalks for pedestrian comfort in residential areas
5. Tree lawn and canopy street trees provide visual appeal and shade
6. Benches, lights, planter areas, and other amenities enhance streetscape
7. Decorative paving identifies crosswalk
8. Urban park serves neighborhood



**Exhibit II-25**

• Neighborhood District Character Illustration

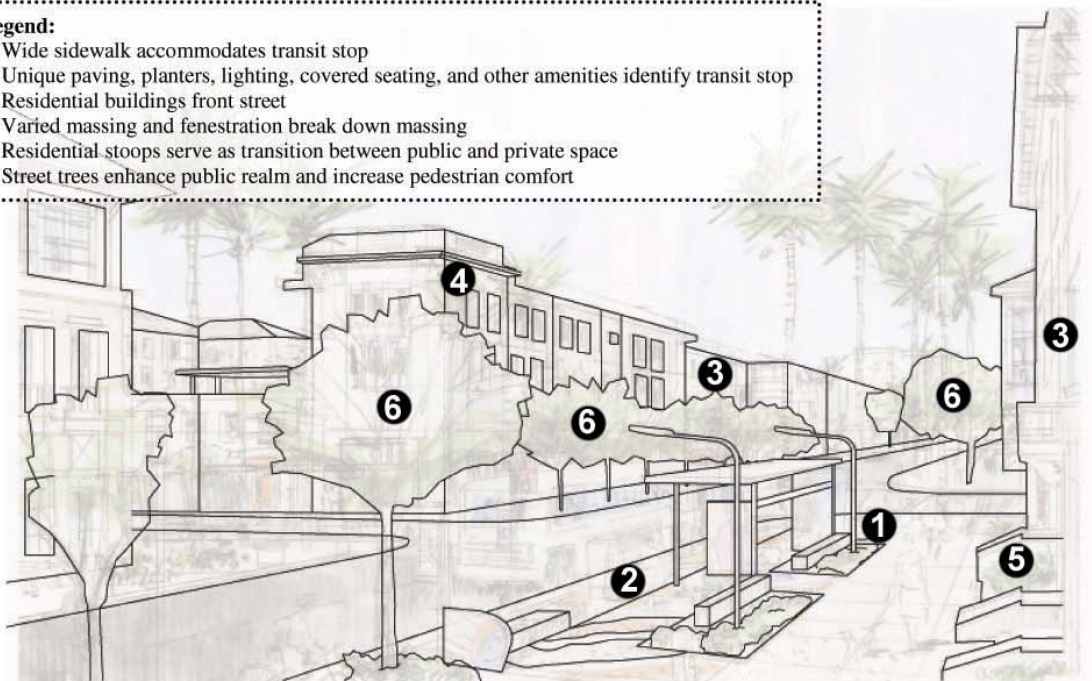


Neighborhood District: Transit Stop on the corner of Street G and C looking North

\* Note: This exhibit is an artist's conception of the ultimate build out of the EUC. It represents only one of the various alternatives that would be consistent with the intended vision for the EUC.

**Legend:**

1. Wide sidewalk accommodates transit stop
2. Unique paving, planters, lighting, covered seating, and other amenities identify transit stop
3. Residential buildings front street
4. Varied massing and fenestration break down massing
5. Residential stoops serve as transition between public and private space
6. Street trees enhance public realm and increase pedestrian comfort



**Exhibit II-26**

02.06.003 Overall

- a. Foster a sense of neighborhood identity and community, featuring a diversity of housing types organized around neighborhood parks.
- b. Utilize design strategies that place “eyes on the street”, especially entrances and windows that face / orient to the street and public spaces.
- c. Establish a transition between public and private space, such as a minor grade separation between the sidewalk and ground *floor* residential use, as well as entry porches and stoops.
- d. Communicate the residential function of a building with an emphasis on domestic scale and details, including three-dimensional design features such as chimneys, porches, balconies and bays.
- e. Provide functional outdoor space in conjunction with residential developments, including private and/or communal spaces that augment neighborhood parks.

02.06.004 Site Planning

- a. Locate building entries to front on urban parks and primary pedestrian streets where possible.
- b. Organize internal pedestrian circulation for convenient access to the overall *EUC* pedestrian system.
- c. Place parking structures and lots internally, whenever possible.
- d. Orient buildings for “eyes on the street” and public spaces when possible.
- e. The alignment of jogging path in District 8 shall be determined during the Design Review and the comprehensive block planning process. It may weave into the development area rather than a continuous frontage along SR-125.

02.06.005 Architecture

- a. Vertical and architectural flexibility instead of repetitious design themes.
- b. Use common gathering places rather than private useable open space.
- c. Design buildings to have an “Urban Character” even in 2-3 *story* formats.
- d. Move buildings close to streets with front doors or common entry portals facing the street.

02.06.006 Landscape

- a. Promote dominant landscaping for streetscape and design in an urban format character.
- b. Avoid suburban landscape features such as, greenbelts and common landscaped open space with minimal functionality.
- c. Create intimate gathering places for resident social interaction.

• Northeastern Neighborhood District Urban Design Diagram (Design Framework Plan)



**Exhibit II-27**



# District 2 - Table of Requirements

Dominant Land Use	Residential

Residential Dwelling Units Permitted	Low	Target	High
	150	300	500

Non-Residential Intensity Range (in 000's Sq. Ft.)	Low	Target	High
	2	120	200

Building Setback	0'-10'

Minimum Average Building Height	Stories or height in feet	
	1	3
	25'	40'
	MH1	MH3

Building Height Range (stories)	1-7	2-7

Access Management Category	No Access	Ltd. Access	Dedicated Transit Lane	Permitted Access	Right in Right Out
					RI/RO

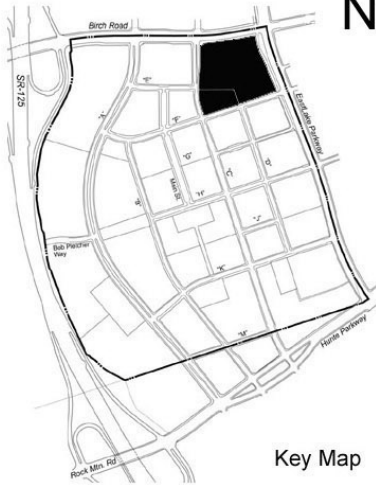
**Notes:**

Minimum height for buildings fronting arterials is 3 stories.  
Refer to Exhibit "Pedestrian Corridors" for widths and locations.

**Exhibit II-28a**

# District 2 Requirements

## Northeastern Neighborhood District



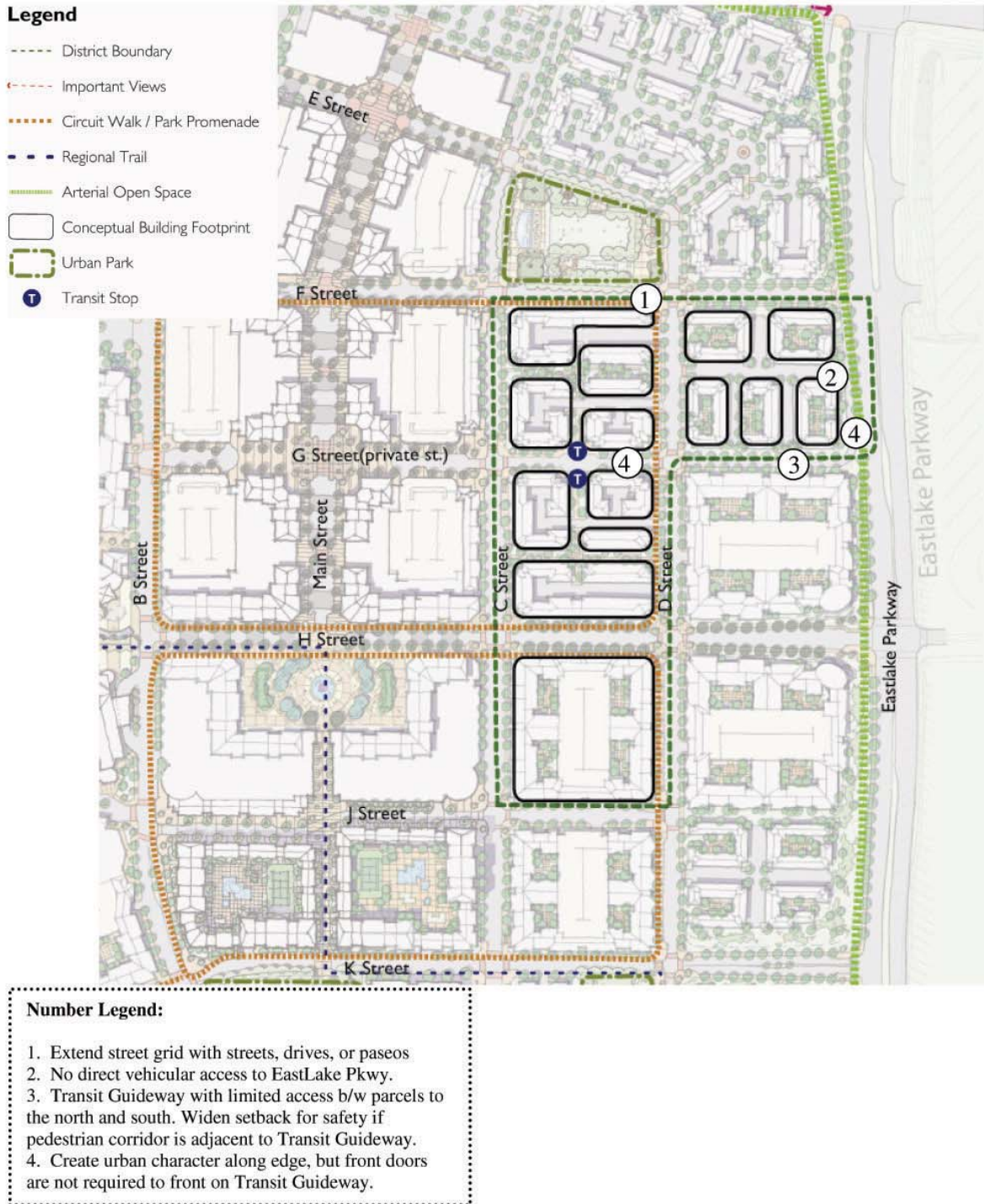
Key Map



**Note:** Refer to entire SPA and FBC for complete requirements and how to apply those specified on this exhibit.

**Exhibit II-28b**

- Eastern Gateway Neighborhood District Urban Design Diagram (Design Framework Plan)



**Exhibit II-29**





# District 3 - Table of Requirements

Dominant Land Use	Residential
-------------------	-------------

Residential Dwelling Units Permitted	Low	Target	High
	150	400	750

Non-Residential Intensity Range (in 000's Sq. Ft.)	Low	Target	High
	5	50	250

Building Setback	0'-5'	0'-10'
		

Minimum Average Building Height	Stories or height in feet	
	3	5
	40'	70'
	MH3	MH5

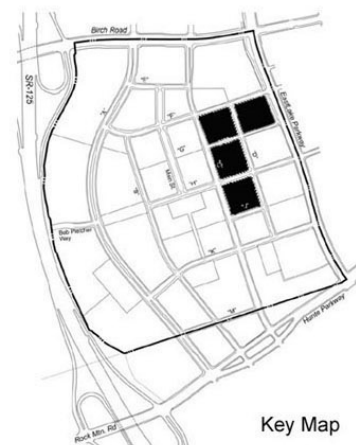
Building Height Range (stories)	2-7	3-12
		

Access Management Category	No Access	Ltd. Access	BRT Route Managed Access	Dedicated Transit Lane	Permitted Access
					

**Notes:**

Minimum height for buildings fronting arterials is 3 stories.  
Refer to Exhibit "Pedestrian Corridors" for widths and locations.

**Exhibit II-30a**

**Exhibit II-30b**

- Southwestern Neighborhood District Urban Design Diagram (Design Framework Plan)



**Exhibit II-31**



# District 8 - Table of Requirements

Dominant Land Use	Residential

Residential Dwelling Units Permitted	Low	Target	High
	300	500	700

Non-Residential Intensity Range (in 000's Sq. Ft.)	Low	Target	High
	2	50	200

Building Setback	0'-10'

Minimum Average Building Height	Stories	
	or height in feet	
	1	3
	25'	40'
	MH1	MH3

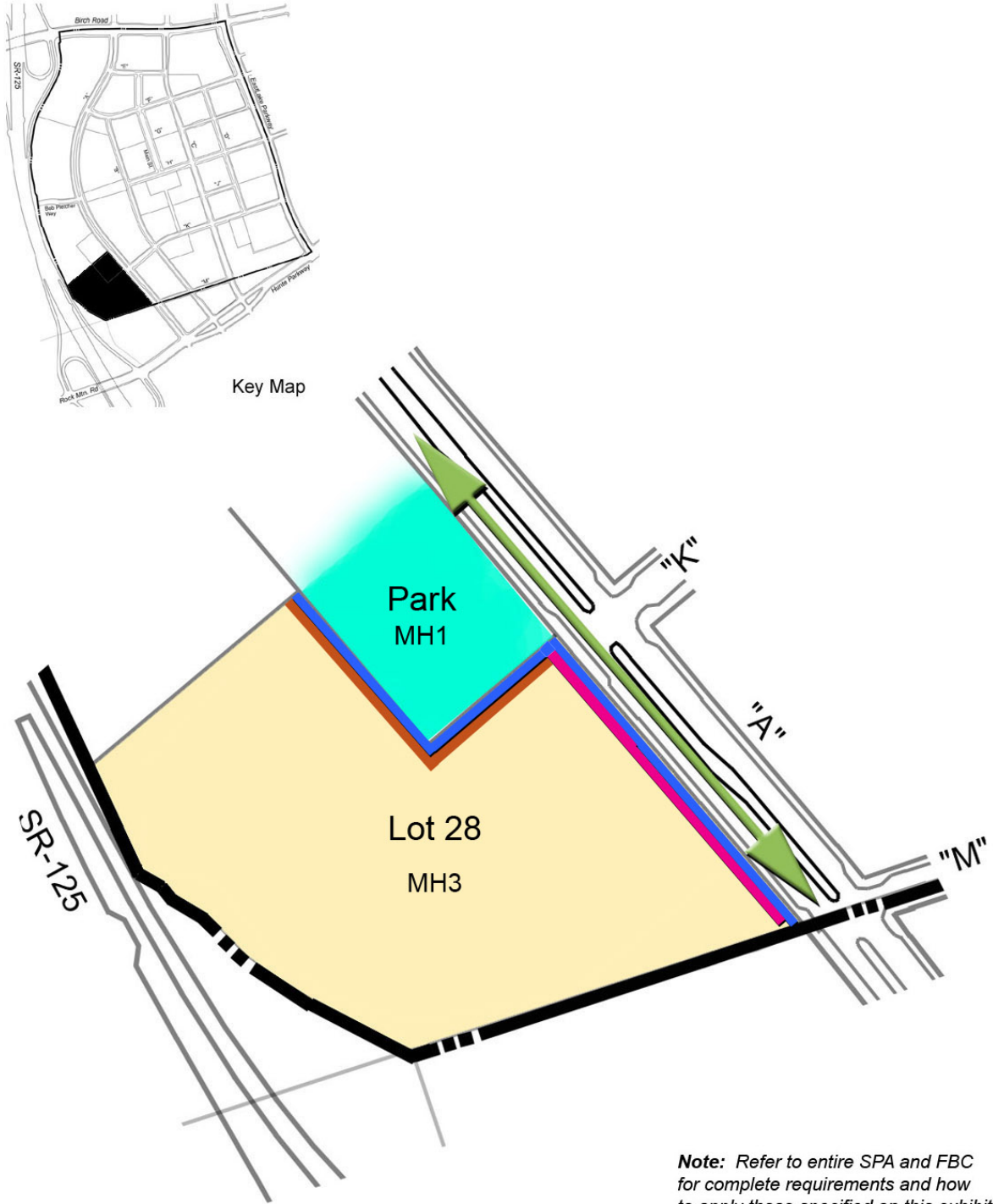
Building Height Range (stories)	1-7	3-12

Access Management Category	Ltd. Access

**Exhibit II-32a**

# District 8 Requirements

## Southwestern Neighborhood District



*Note: Refer to entire SPA and FBC for complete requirements and how to apply those specified on this exhibit.*

**Exhibit II-32b**

• Central Southern Neighborhood District Urban Design Diagram  
(Design Framework Plan)



**Number Legend:**

1. Extend street grid with streets, drives, or paseos
2. Potential Elem. School. Coordinate with district to determine need. The site design/location shall provide adequate pedestrian and vehicular access. School may be in the CS District as an alternative location to be determined by the school district. Park and school should develop strong connections.
3. Transit Guideway with limited access b/w parcels to the north and south. Widen setback for safety if pedestrian corridor is adjacent to Transit Guideway.
4. Create urban character along edge, but front doors are not required to front on Transit Guideway.

**Exhibit II-33**



# District 9 - Table of Requirements

Dominant Land Use	Residential

Residential Dwelling Units Permitted	Low	Target	High
	130	500	650

Non-Residential Intensity Range (in 000's Sq. Ft.)	Low	Target	High
	2	45	100

Building Setback	0'-5'	0'-10'	0-15'+

Minimum Average Building Height	Stories		
	or height in feet		
	1	3	5
	25'	40'	70'
	MH1	MH3	MH5

Building Height Range (stories)	1-7	2-7	5-15

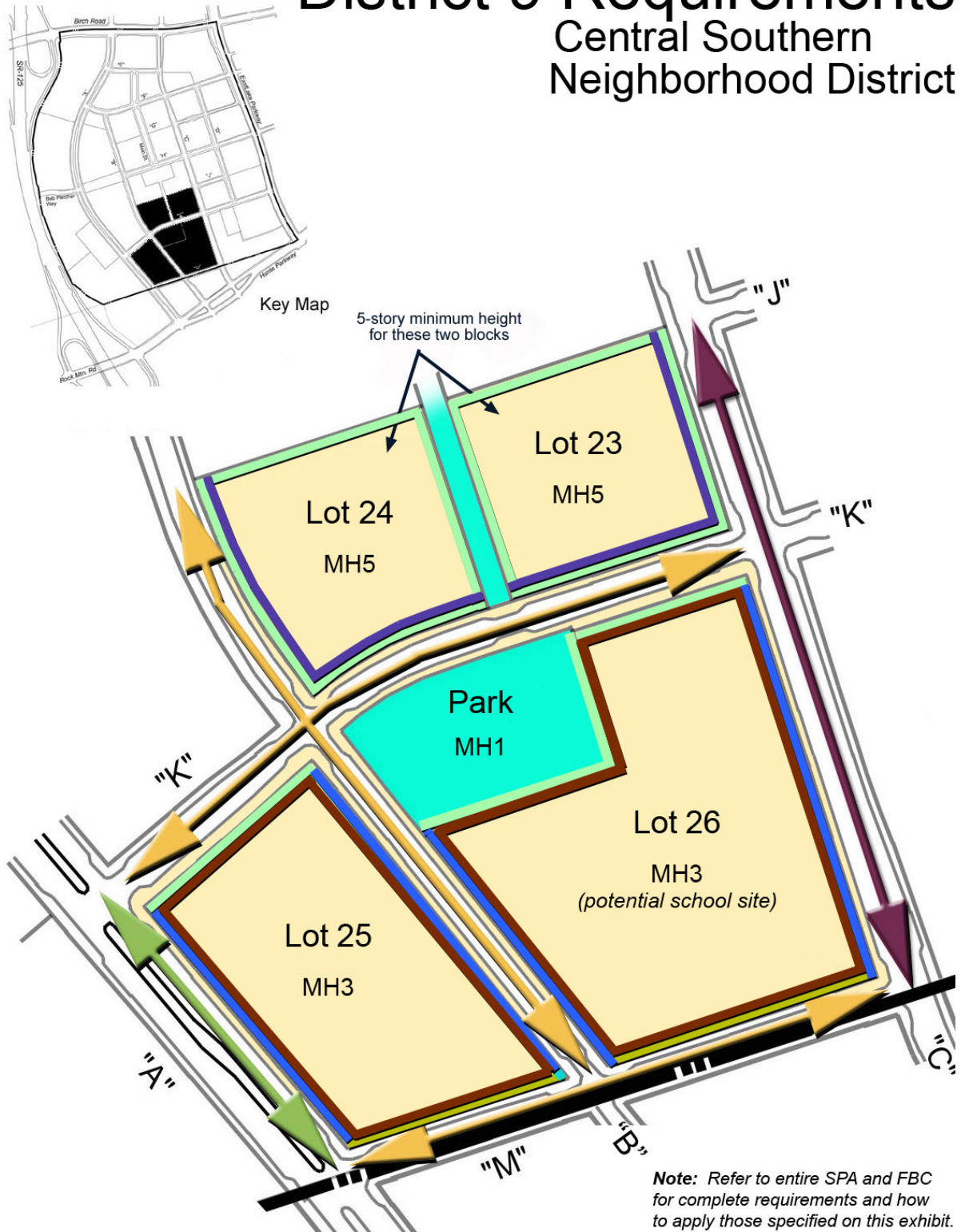
Access Management Category	Ltd. Access	BRT Route Managed Access	Permitted Access

**Note:** Refer to Exhibit, "Pedestrian Corridors" for widths and locations.

**Exhibit II-34a**

# District 9 Requirements

## Central Southern Neighborhood District



**Exhibit II-34b**

- Southeastern Neighborhood District Urban Design Diagram (Design Framework Plan)



**Exhibit II-35**



# District 10 - Table of Requirements

Dominant Land Use	Residential

Residential Dwelling Units Permitted	Low	Target	High
	200	200	450

Non-Residential Intensity Range (in 000's Sq. Ft.)	Low	Target	High
	2	150	200

Building Setback	0'-5'	0'-10'	0-15'+

Minimum Average Building Height	Stories or height in feet		
	1	3	5
	25'	40'	70'
	MH1	MH3	MH5

Building Height Range (stories)	1-7	2-7	3-12

Access Management Category	No Access	Ltd. Access	BRT Route Mgmt Access	Permitted Access

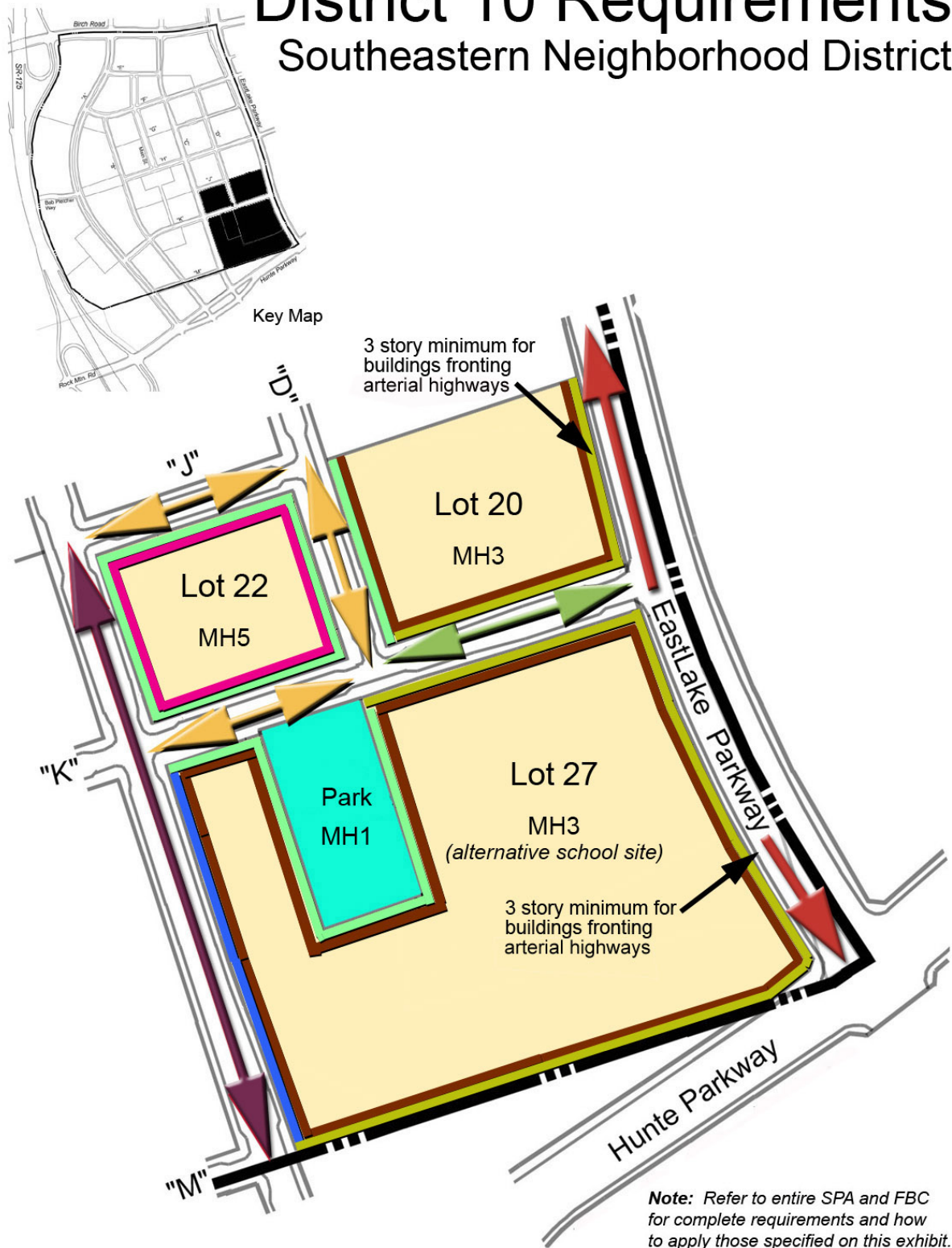
**Notes:**

Minimum height for buildings fronting arterials is 3 stories.  
Refer to Exhibit "Pedestrian Corridors" for widths and locations.

**Exhibit II-36a**

# District 10 Requirements

## Southeastern Neighborhood District



**Exhibit II-36b**